

CITY OF SALMON ARM

BYLAW NO. 4717

A bylaw to amend the 2024 to 2028 Financial Plan

WHEREAS in accordance with the provisions of Section 165 of the Community Charter, the Council has adopted a financial plan for the period of 2024 to 2028;

AND WHEREAS it is deemed expedient to amend the Financial Plan;

NOW THEREFORE the Council of the City of Salmon Arm, in the Province of British Columbia, in an open meeting assembled, hereby enacts as follows:

1. "Schedule "A" of "City of Salmon Arm 2024 to 2028 Financial Plan Bylaw No. 4659 is hereby deleted in its entirety and replaced with Schedule "A" attached hereto and forming part of this bylaw.

2. SEVERABILITY

If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

3. ENACTMENT

Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

4. EFFECTIVE DATE

This bylaw shall come into full force and effect upon adoption of same.

5. CITATION

This bylaw may be cited for all purposes as "City of Salmon Arm 2024 to 2028 Financial Plan Amendment Bylaw No. 4717".

READ A FIRST TIME THIS	DAY OF	2025
READ A SECOND TIME THIS	DAY OF	2025
READ A THIRD TIME THIS	DAY OF	2025
ADOPTED BY COUNCIL THIS	DAY OF	2025

MAYOR

CORPORATE OFFICER

City of Salmon Arm**2024 - 2028 Financial Plan**

	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Consolidated Revenues					
Property and MRDT Taxes - Net	\$ 23,170,305	\$ 23,633,711	\$ 24,106,385	\$ 24,588,513	\$ 25,080,283
Frontage & Parcel Taxes	3,682,360	3,756,007	3,831,127	3,907,750	3,985,905
Sales of Service	10,710,420	10,924,628	11,143,121	11,365,983	11,593,303
Revenue From Own Sources	4,683,089	4,776,751	4,872,286	4,969,732	5,069,127
Rentals	617,520	629,870	642,467	655,316	668,422
Federal Government Transfers	1,125,100	1,147,602	1,170,554	1,193,965	1,217,844
Provincial Government Transfers	1,296,690	1,322,624	1,349,076	1,376,058	1,403,579
Other Government Transfers	197,300	201,246	205,271	209,376	213,564
Transfer From Prior Year Surplus	597,755	609,710	621,904	634,342	647,029
Transfer From Reserve Accounts	3,319,937	3,386,336	3,454,063	3,523,144	3,593,607
Transfer From Reserve Funds	1,184,000	1,207,680	1,231,834	1,256,471	1,281,600
Total Consolidated Revenues	\$ 50,584,476	\$ 51,596,165	\$ 52,628,088	\$ 53,680,650	\$ 54,754,263
Consolidated Expenditures					
General Government Services	\$ 4,126,127	\$ 4,208,650	\$ 4,292,823	\$ 4,378,679	\$ 4,466,253
Protective Services	7,598,015	7,749,975	7,904,975	8,063,075	8,224,337
Transportation Services	6,101,100	6,223,122	6,347,584	6,474,536	6,604,027
Environmental Health Services	387,520	395,270	403,175	411,239	419,464
Environmental Development Service:	3,801,570	3,877,601	3,955,153	4,034,256	4,114,941
Recreation and Cultural Services	5,822,317	5,938,763	6,057,538	6,178,689	6,302,263
Fiscal Services - Interest	1,466,770	1,496,105	1,526,027	1,556,548	1,587,679
Fiscal Services - Principal	1,101,645	1,123,678	1,146,152	1,169,075	1,192,457
Capital Expenditures	6,703,280	10,914,851	7,925,647	7,159,696	5,309,071
Transfer to Surplus	1,438,213	-	-	-	-
Transfer to Reserve Accounts	4,958,124	241,888	3,454,226	4,447,772	6,530,546
Transfer to Reserve Funds	1,589,200	1,620,984	1,653,404	1,686,472	1,720,201
Water Services	2,936,075	2,994,797	3,054,693	3,115,787	3,178,103
Sewer Services	2,554,520	2,605,610	2,657,722	2,710,876	2,765,094
Total Consolidated Expenditures	\$ 50,584,476	\$ 49,391,294	\$ 50,379,119	\$ 51,386,700	\$ 52,414,436

2024 - 2028 Financial Plan**City of Salmon Arm**

2024	2025	2026	2027	2028
Budget	Budget	Budget	Budget	Budget

Capital Projects**Finances Acquired**

General Operating Fund	\$ 2,212,010	\$ 6,959,461	\$ 6,138,601	\$ 5,307,650	\$ 4,739,650
Water Operating Fund	2,442,500	2,544,390	1,172,390	808,890	540,390
Sewer Operating Fund	2,048,770	1,411,000	614,656	1,043,156	29,031
Federal Government Grants	222,990	3,000,000	-	-	-
Provincial Government Grants	665,500	3,000,000	-	-	-
Prior Year Surplus	-	-	-	-	-
Reserve Accounts	12,521,290	2,259,885	954,402	1,978,500	2,077,500
Reserve Funds	8,352,385	4,432,500	2,421,000	2,136,000	469,500
Development Cost Charges	585,750	4,903,901	363,451	472,500	412,500
Short Term Debt	-	1,450,000	-	-	-
Long Term Debt	9,740,550	64,835,000	6,170,000	7,543,000	13,364,000
Developer Contributions	1,314,650	-	-	-	-

Total Funding Sources

\$ 40,106,395	\$ 94,796,137	\$ 17,834,500	\$ 19,289,696	\$ 21,632,571
----------------------	----------------------	----------------------	----------------------	----------------------

Finances Applied

Transportation Infrastructure	\$ 11,668,285	\$ 19,978,254	\$ 9,627,454	\$ 5,313,650	\$ 14,418,650
Buildings	7,699,485	1,175,000	538,000	358,000	330,000
Land	-	-	-	-	-
IT Infrastructure	123,410	105,000	-	-	-
Machinery and Equipment	2,392,235	3,725,000	896,000	1,086,000	604,500
Vehicles	647,225	505,000	95,000	110,000	180,000
Parks Infrastructure	2,239,600	2,987,493	2,014,000	1,607,500	2,760,000
Utility Infrastructure	15,336,155	66,320,390	4,664,046	10,814,546	3,339,421

Total Capital Expense

\$ 40,106,395	\$ 94,796,137	\$ 17,834,500	\$ 19,289,696	\$ 21,632,571
----------------------	----------------------	----------------------	----------------------	----------------------

Departmental Summary:

2024	2025	2026	2027	2028
Budget	Budget	Budget	Budget	Budget

General Government Services	\$ 157,520	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000
Protective Services	1,363,000	957,000	267,000	687,000	437,000
Transportation Services	13,395,560	23,931,254	10,391,454	5,842,650	14,686,150
Environmental Health Services	109,715	255,000	210,000	60,000	60,000
Environmental Development Services	-	-	-	-	-
Recreation and Cultural Services	3,368,785	3,097,493	2,172,000	1,755,500	2,980,000
Water Services	10,344,205	2,544,390	4,079,390	1,306,390	3,340,390
Sewer Services	11,367,610	63,811,000	614,656	9,538,156	29,031

Total by Department

\$ 40,106,395	\$ 94,796,137	\$ 17,834,500	\$ 19,289,696	\$ 21,632,571
----------------------	----------------------	----------------------	----------------------	----------------------

Schedule "B" – Bylaw #4717
2024 Revenue Policy Disclosure

1. Table One (1) reflects the proportion of total revenue proposed to be raised from each funding source in 2024. Property taxes form the greatest proportion of revenue of the City. The first column details the proposed percentage of revenue including Conditional Government Transfers and the second column shows the proposed percentage of revenue excluding Conditional Government Transfers. Conditional Government Transfers are funds provided by other levels of government or government agencies to fund specific projects. The absence of this funding would result in an increase to property taxes, debt borrowing or funding from reserves or other sources (ie. developers, donations, etc.) or result in the project not being undertaken.

The City collects three (3) types of parcel tax; a water frontage tax; a sewer frontage tax and a transportation parcel tax. The water and sewer frontage tax rate is applied to each parcel of land taxable foot frontage. The frontage rate is comprised of a capital debt repayment component plus 10% of the water and sewer operation and maintenance budget for preventative maintenance of the utilities infrastructure. The City introduced a transportation parcel tax in 2003. The transportation parcel tax is collected to maintain the City's transportation network to an adequate level to minimize future reconstruction costs and ensure the network is safe from hazards and disrepair. To this end, the transportation parcel tax provides a stable and dedicated source of funding. The transportation parcel tax was specifically implemented on a "flat rate per parcel" rather than an "ad valorem tax" basis recognizing that all classes of property are afforded equal access to the City's transportation network and should contribute to its sustainability equally. This method directed tax dollars away from business and industry to residential.

The City also receives a Municipal Regional District Tax (MRDT) which is levied and collected by the Provincial Government on all daily accommodation rentals within the City. Under the direction and approval of the Accommodation Industry, the City has applied to the Provincial Government to levy a 2% MRDT which will be utilized on initiatives that will increase exposure/awareness of Salmon Arm as a tourism destination with emphasis on off-season event expansion.

The City endorses a 'user pay' philosophy in its collection of fees and charges. Such fees and charges (ie. development, building, plumbing and fire permits, recreational program and rental fees and cemetery services) are reviewed annually to ensure adequate cost recovery for the provision of services. The policy of the City is to work towards full cost recovery for services provided. The objective in reviewing fees and charges periodically is to measure the cost of providing municipal services versus the cost recovery established through user fees and charges. Development Cost Charges are based on the City's Long Term Financial Plan. Included in this percentage is the City's investment income. The City exercises a stringent cash management plan to maximize investment and interest income.

Other sources of revenue provide funding for specific functions such as the Columbia Shuswap Regional District's contribution to the Shuswap Regional Airport, Recreation Centre, Rogers Rink, Cemeteries and Fire Training Centre.

The proceeds from borrowing and developer contributions fund capital projects pursuant to the City's Long Term Financial Plan.

Schedule "B" – Bylaw #4717
2024 Revenue Policy Disclosure

Table 1: Proportions of Total Revenue

Revenue Source	Percentage to Total Revenue	Percentage to Total Revenue
	Includes Conditional Government Transfers	Excludes Conditional Government Transfers
Property Taxes	40.90%	43.62%
Parcel Taxes	6.47%	6.90%
User Fees, Charges and Interest Income	27.03%	28.81%
Other Sources	8.48%	2.42%
Proceeds From Borrowing	17.12%	18.25%
	100.00%	100.00%

- Table Two (2) reflects the distribution of property tax between the different property classes. The objective of the City is to set tax rates in order to maintain tax stability while maintaining equality between the property classes. The policy of the City is to develop a tax rate which maintains the proportionate relationship between the property classes. Inflationary increases in assessments are reduced to reflect only the 'real' increase attributed to new construction for each property class. This allows the property owner to be confident that, in any year, their property tax bill will only increase as much as their proportion of the increase in tax revenue required year to year.

The City reviewed the property tax multiple structure and equalized the general municipal property tax rate and associated multiple for Class 5 (Light Industry) and Class 6 (Business) by shifting general municipal property taxes between Class 5 (Light Industry) and Class 6 (Business) commencing in 2017. This property tax stability strategy is in keeping with its objective to maintain tax stability while maintaining equality between property classifications.

Assessment values fluctuate as market values change in one class or another. It is this market value change that may precipitate an amendment to the class multiple.

The Provincial Government has legislated a municipal taxation rate cap for the Class 2 (Utilities) assessments. The City of Salmon Arm Class 2 (Utilities) general municipal property tax rate adheres to this legislation.

Schedule "B" – Bylaw #4717
2024 Revenue Policy Disclosure

Table 2: Distribution of Property Taxes Between Property Classes

Property Class	2024 Tax Rate	Class Multiple	Percentage to Total Property Tax	Percentage to Total Property Assessment Value
Residential	2.9013	1.00:1	66.80%	87.54%
Utilities	22.1894	7.65:1	0.78%	0.13%
Supportive Housing	0.000	0.00:1	0.00%	0.00%
Major Industry	67.5064	23.27:1	2.68%	0.15%
Light Industry	9.3434	3.22:1	2.84%	1.16%
Business	9.3434	3.22:1	26.16%	10.64%
Managed Forest Land	7.8886	2.72:1	0.02%	0.01%
Recreational/Non Profit	2.3698	0.82:1	0.14%	0.22%
Farm	14.5485	5.01:1	0.58%	0.15%

3. The City adopted a Permissive Tax Exemption Policy in 1998 which outlines the eligibility criteria to receive a permissive tax exemption. The Annual Municipal Report for 2022 contains a schedule of permissive tax exemptions granted for the year and the amount of tax revenue exempted.

Commencing in 1999, the City provided a three (3) year permissive tax exemption for each eligible organization. These include religious institutions, historical societies, some recreational facilities, service organizations and cultural institutions.

Table 3: Permissive Tax Exemptions

Organization	General Municipal Tax Exemption	Other Government Tax Exemption	Total
Churches	\$ 39,385.50	\$ 33,556.50	\$ 72,942.00
Non Profit Societies	441,176.00	256,499.00	697,675.00
Senior Centers	13,090.00	6,498.00	19,588.00
Other	-	-	-
Sports Clubs	306,647.00	158,217.00	464,864.00
Total	\$ 800,298.50	\$ 454,770.50	\$ 1,255,069.00

Schedule "B" – Bylaw #4717
2024 Revenue Policy Disclosure

4. The Official Community Plan for the City of Salmon Arm identifies the revitalization of the downtown as a priority. As a result, in 2005, the City established a Downtown Revitalization Tax Exemption Program pursuant to City of Salmon Arm Revitalization Tax Exemption Bylaw No. 3471.

The Revitalization Tax Exemption Program is a tool that Council is using to encourage property investment in the downtown area (hereinafter referred to as the Revitalization Area). Council's objective is to stimulate and reinforce development initiatives in the Revitalization Area by promoting property investment within the C-2, "Town Centre Commercial Zone" and to reinforce the City's investment in infrastructure upgrades and beautification projects.

City of Salmon Arm Revitalization Tax Exemption Bylaw No. 3741 establishes property tax exemptions in respect of construction of a new improvement or alteration of an existing improvement where the alteration has a value in excess of \$75,000.00 to encourage revitalization in the Revitalization Area.

Table 4: Revitalization Tax Exemptions

Area	2019 General Municipal Tax Exemption	2020 General Municipal Tax Exemption	2021 General Municipal Tax Exemption	2022 General Municipal Tax Exemption	2023 General Municipal Tax Exemption	2024 General Municipal Tax Exemption
C-2 "Downtown Commercial Zone"	\$ 24,657.03	\$ 18,939.56	\$ 14,424.23	\$ 10,358.95	\$ 7,115.36	\$ 7,571.75

5. The Official Community Plan for the City of Salmon Arm identifies the revitalization of the "Industrial Zones" as a priority. As a result, in 2014, the City established an Industrial Revitalization Tax Exemption Program pursuant to City of Salmon Arm Revitalization Tax Exemption Bylaw No. 4020.

The Revitalization Tax Exemption Program is a tool that Council is using to encourage property investment in the "Industrial Zones" (hereinafter referred to as the Revitalization Area). Council's objective is to stimulate and reinforce development initiatives in the Revitalization Area by promoting property investment within the "Industrial Zone" and to reinforce the City's investment in infrastructure upgrades and beautification projects.

City of Salmon Arm Revitalization Tax Exemption Bylaw No. 4020 establishes general municipal property tax exemptions in respect of construction of a new improvement or alteration of an existing improvement where the alteration has a value in excess of \$300,000.00 to encourage revitalization in the Revitalization Area.

This bylaw shall have an expiration date of five (5) years from the date of adoption.

Area	2019 General Municipal Tax Exemption	2020 General Municipal Tax Exemption	2021 General Municipal Tax Exemption	2022 General Municipal Tax Exemption	2023 General Municipal Tax Exemption	2024 General Municipal Tax Exemption
"Industrial Zone"	\$ 5,400.26	\$ 7,614.60	\$ 36,999.43	\$ 91,830.85	\$122,924.53	\$117,601.92